

THE HONORABLE JOHN C. COUGHENOUR

UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

MADISON DEVELOPMENT GROUP  
LLC,

Plaintiff,

v.

MICHAEL SINGELYN,

Defendant.

CASE NO. C17-1585-JCC

STIPULATED PROTECTIVE  
ORDER

Come now the parties, Madison Development Group LLC (“Madison”) and Michael Singelyn (“Singelyn”), by and through their undersigned counsel of record and submit the following Stipulated Protective Order.

1. PURPOSES AND LIMITATIONS

Discovery in this action is likely to involve production of confidential, proprietary, or private information for which special protection may be warranted. Accordingly, the parties hereby stipulate to and petition the Court to enter the following Stipulated Protective Order. The parties acknowledge that this agreement is consistent with Local Civil Rule 26(c). It does not confer blanket protection on all disclosures or responses to discovery, the protection it affords from public disclosure and use extends only to the limited information or items that are entitled to

1 confidential treatment under the applicable legal principles, and it does not presumptively entitle  
2 the parties to file confidential information under seal.

3 2. "CONFIDENTIAL" MATERIAL

4 "Confidential" material shall include the following documents and tangible things produced  
5 or otherwise exchanged:

- 6 a) Financial records, tax records, or related documentation;
- 7 b) Employee files and records, personal employee information, including employee  
8 health records and information, or related documentation; and
- 9 c) Confidential real estate transaction documents, including proprietary site plans,  
10 building plans, development plans, schedules and budgets, communications with  
11 real estate brokers, sellers, attorneys, Starbucks, The Learning Center, Chevy's and  
12 other potential retail store executives; communications between Michael Singelyn  
13 and Madison Development Group; draft and final letters of intent and purchase and  
14 sale agreements, lease terms, lease summaries, revenues and reports, tenant  
15 information including tenant lists, invoices, correspondence; business plans,  
16 strategies or related documentation; market research and analysis; financial data;  
17 contracts; due diligence files; and other non-public, proprietary, trade secret or  
18 business confidential information that the disclosing party and its counsel  
19 reasonably believe is sensitive.

20 3. SCOPE

21 The protections conferred by this agreement cover not only confidential material (as  
22 defined above), but also (1) any information copied or extracted from confidential material; (2)  
23 all copies, excerpts, summaries, or compilations of confidential material; and (3) any testimony,  
24 conversations, or presentations by the parties or their counsel that might reveal confidential  
25 material.

1           However, the protections conferred by this agreement do not cover information that is in  
2 the public domain or becomes part of the public domain through trial or otherwise.

3           4. ACCESS TO AND USE OF CONFIDENTIAL MATERIAL

4           4.1     Basic Principles. A receiving party may use confidential material that is disclosed  
5 or produced by another party or by a non-party in connection with this case only for prosecuting,  
6 defending, or attempting to settle this litigation. Confidential material may be disclosed only to  
7 the categories of persons and under the conditions described in this agreement. Confidential  
8 material must be stored and maintained by a receiving party at a location and in a secure manner  
9 that ensures that access is limited to the persons authorized under this agreement.

10          4.2     Disclosure of “CONFIDENTIAL” Information or Items. Unless otherwise ordered  
11 by the Court or permitted in writing by the designating party, a receiving party may disclose any  
12 confidential material only to:

13                   (a)     the receiving party’s counsel of record in this action, as well as employees  
14 of counsel to whom it is reasonably necessary to disclose the information for this litigation;

15                   (b)     the officers, directors, and employees (including in house counsel) of the  
16 receiving party to whom disclosure is reasonably necessary for this litigation, unless the parties  
17 agree that a particular document or material produced is for Attorney’s Eyes Only and is so  
18 designated;

19                   (c)     experts and consultants to whom disclosure is reasonably necessary for this  
20 litigation and who have signed the “Acknowledgment and Agreement to Be Bound” (Exhibit A);

21                   (d)     the Court, court personnel, and court reporters and their staff;

22                   (e)     copy or imaging services retained by counsel to assist in the duplication of  
23 confidential material, provided that counsel for the party retaining the copy or imaging service  
24 instructs the service not to disclose any confidential material to third parties and to immediately  
25 return all originals and copies of any confidential material;

1 (f) during their depositions, witnesses in the action to whom disclosure is  
2 reasonably necessary and who have signed the “Acknowledgment and Agreement to Be Bound”  
3 (Exhibit A), unless otherwise agreed by the designating party or ordered by the Court. Pages of  
4 transcribed deposition testimony or exhibits to depositions that reveal confidential material must  
5 be separately bound by the court reporter and may not be disclosed to anyone except as permitted  
6 under this agreement;

7 (g) the author or recipient of a document containing the information or a  
8 custodian or other person who otherwise possessed or knew the information.

9 4.3 Filing Confidential Material. Before filing confidential material or discussing or  
10 referencing such material in court filings, the filing party shall confer with the designating party  
11 to determine whether the designating party will remove the confidential designation, whether the  
12 document can be redacted, or whether a motion to seal or stipulation and proposed order is  
13 warranted. Local Civil Rule 5(g) sets forth the procedures that must be followed and the standards  
14 that will be applied when a party seeks permission from the Court to file material under seal.

## 15 5. DESIGNATING PROTECTED MATERIAL

16 5.1 Exercise of Restraint and Care in Designating Material for Protection. Each party  
17 or non-party that designates information or items for protection under this agreement must take  
18 care to limit any such designation to specific material that qualifies under the appropriate  
19 standards. The designating party must designate for protection only those parts of material,  
20 documents, items, or oral or written communications that qualify, so that other portions of the  
21 material, documents, items, or communications for which protection is not warranted are not swept  
22 unjustifiably within the ambit of this agreement.

23 Mass, indiscriminate, or routinized designations are prohibited. Designations that are  
24 shown to be clearly unjustified or that have been made for an improper purpose (*e.g.*, to  
25 unnecessarily encumber or delay the case development process or to impose unnecessary expenses  
26 and burdens on other parties) expose the designating party to sanctions.

1 If it comes to a designating party's attention that information or items that it designated for  
2 protection do not qualify for protection, the designating party must promptly notify all other parties  
3 that it is withdrawing the mistaken designation.

4 5.2 Manner and Timing of Designations. Except as otherwise provided in this  
5 agreement (*see, e.g.*, second sentence of section 5.2(a) below), or as otherwise stipulated or  
6 ordered, disclosure or discovery material that qualifies for protection under this agreement must  
7 be clearly so designated before or when the material is disclosed or produced.

8 (a) Information in documentary form: (*e.g.*, paper or electronic documents and  
9 deposition exhibits, but excluding transcripts of depositions or other pretrial or trial proceedings),  
10 the designating party must affix the word "CONFIDENTIAL" to each page that contains  
11 confidential material. If only a portion or portions of the material on a page qualifies for protection,  
12 the producing party also must clearly identify the protected portion(s) (*e.g.*, by making appropriate  
13 markings in the margins).

14 (b) Testimony given in deposition or in other pretrial proceedings: the parties  
15 and any participating non-parties must identify on the record, during the deposition or other pretrial  
16 proceeding, all protected testimony, without prejudice to their right to so designate other testimony  
17 after reviewing the transcript. Any party or non-party may, within fifteen days after receiving the  
18 transcript of the deposition or other pretrial proceeding, designate portions of the transcript, or  
19 exhibits thereto, as confidential. If a party or non-party desire to protect confidential information  
20 at trial, the issue should be addressed during the pre-trial conference.

21 (c) Other tangible items: the producing party must affix in a prominent place  
22 on the exterior of the container or containers in which the information or item is stored the word  
23 "CONFIDENTIAL." If only a portion or portions of the information or item warrant protection,  
24 the producing party, to the extent practicable, shall identify the protected portion(s).

25 5.3 Inadvertent Failures to Designate. If timely corrected, an inadvertent failure to  
26 designate qualified information or items does not, standing alone, waive the designating party's

1 right to secure protection under this agreement for such material. Upon timely correction of a  
2 designation, the receiving party must make reasonable efforts to ensure that the material is treated  
3 in accordance with the provisions of this agreement.

#### 4 6. CHALLENGING CONFIDENTIALITY DESIGNATIONS

5 6.1 Timing of Challenges. Any party or non-party may challenge a designation of  
6 confidentiality at any time. Unless a prompt challenge to a designating party's confidentiality  
7 designation is necessary to avoid foreseeable, substantial unfairness, unnecessary economic  
8 burdens, or a significant disruption or delay of the litigation, a party does not waive its right to  
9 challenge a confidentiality designation by electing not to mount a challenge promptly after the  
10 original designation is disclosed.

11 6.2 Meet and Confer. The parties must make every attempt to resolve any dispute  
12 regarding confidential designations without court involvement. Any motion regarding  
13 confidential designations or for a protective order must include a certification, in the motion or in  
14 a declaration or affidavit, that the movant has engaged in a good faith meet and confer conference  
15 with other affected parties in an effort to resolve the dispute without court action. The certification  
16 must list the date, manner, and participants to the conference. A good faith effort to confer requires  
17 a face-to-face meeting or a telephone conference.

18 6.3 Judicial Intervention. If the parties cannot resolve a challenge without court  
19 intervention, the designating party may file and serve a motion to retain confidentiality under Local  
20 Civil Rule 7 (and in compliance with Local Civil Rule 5(g), if applicable). The burden of  
21 persuasion in any such motion shall be on the designating party. Frivolous challenges, and those  
22 made for an improper purpose (*e.g.*, to harass or impose unnecessary expenses and burdens on  
23 other parties) may expose the challenging party to sanctions. All parties shall continue to maintain  
24 the material in question as confidential until the Court rules on the challenge.

1           7. PROTECTED MATERIAL SUBPOENAED OR ORDERED PRODUCED IN OTHER  
2           LITIGATION

3           If a party is served with a subpoena or a court order issued in other litigation that compels  
4 disclosure of any information or items designated in this action as “CONFIDENTIAL,” that party  
5 must:

6                   (a)     promptly notify the designating party in writing and include a copy of the  
7 subpoena or court order;

8                   (b)     promptly notify in writing the party who caused the subpoena or order to  
9 issue in the other litigation that some or all of the material covered by the subpoena or order is  
10 subject to this agreement. Such notification shall include a copy of this agreement; and

11                   (c)     cooperate with respect to all reasonable procedures sought to be pursued by  
12 the designating party whose confidential material may be affected.

13           8. UNAUTHORIZED DISCLOSURE OF PROTECTED MATERIAL

14           8.1     If a receiving party learns that, by inadvertence or otherwise, it has disclosed  
15 confidential material to any person or in any circumstance not authorized under this agreement,  
16 the receiving party must immediately (a) notify in writing the designating party of the unauthorized  
17 disclosures, (b) use its best efforts to retrieve all unauthorized copies of the protected material, (c)  
18 inform the person or persons to whom unauthorized disclosures were made of all the terms of this  
19 agreement, and (d) request that such person or persons execute the “Acknowledgment and  
20 Agreement to Be Bound” that is attached hereto as Exhibit A.

21           9. INADVERTENT PRODUCTION OF PRIVILEGED OR OTHERWISE PROTECTED  
22 MATERIAL

23           When a producing party gives notice to receiving parties that certain inadvertently  
24 produced material is subject to a claim of privilege or other protection, the obligations of the  
25 receiving parties are those set forth in Federal Rule of Civil Procedure 26(b)(5)(B). This provision  
26 is not intended to modify whatever procedure may be established in an e-discovery order or

1 agreement that provides for production without prior privilege review. The parties agree to the  
2 entry of a non-waiver order under Federal Rule of Evidence 502(d) as set forth herein.

3 10. NON-TERMINATION AND RETURN OF DOCUMENTS

4 Within 60 days after the termination of this action, including all appeals, each receiving  
5 party must return all confidential material to the producing party, including all copies, extracts and  
6 summaries thereof. Alternatively, the parties may agree upon appropriate methods of destruction.

7 Notwithstanding this provision, counsel are entitled to retain one archival copy of all  
8 documents filed with the Court, trial, deposition, and hearing transcripts, correspondence,  
9 deposition and trial exhibits, expert reports, attorney work product, and consultant and expert work  
10 product, even if such materials contain confidential material.

11 The confidentiality obligations imposed by this agreement shall remain in effect until a  
12 designating party agrees otherwise in writing or a court orders otherwise.

13 Pursuant to stipulation, it is so ORDERED.

14 It is further ORDERED that pursuant to Federal Rule of Evidence 502(d), the production  
15 of any documents in this proceeding shall not, for the purposes of this proceeding or any other  
16 proceeding in any other court, constitute a waiver by the producing party of any privilege  
17 applicable to those documents, including the attorney-client privilege, attorney work-product  
18 protection, or any other privilege or protection recognized by law.

19 DATED this 16th day of February 2018.

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John C. Coughenour  
UNITED STATES DISTRICT JUDGE



1 **EXHIBIT A**

2 **ACKNOWLEDGMENT AND AGREEMENT TO BE BOUND**

3  
4 I, \_\_\_\_\_ [print or type full name], of  
5 \_\_\_\_\_ [print or type full address], declare under penalty of  
6 perjury that I have read in its entirety and understand the Stipulated Protective Order that was  
7 issued by the federal District Court for the Western District of Washington on February 16, 2018  
8 in the case of Madison Development Group, LLC v. Singelyn, No. 2:17-cv-01585-JCC.

9 In consideration of the disclosure to me of certain information, which is subject to a  
10 Protective Order of this Court, I agree as follows:

11 1. I have read the Stipulated Protective Order in the above-captioned case and I agree  
12 to be bound by its terms. I will not disclose in any manner any information or item that is subject  
13 to this Stipulated Protective order to any person or entity, except in strict compliance with the  
14 provisions of this Stipulated Protective Order.

15 2. I understand that if I violate the terms of the Stipulated Protective Order, I may be  
16 subject to an enforcement proceeding before this Court in the form of sanctions and/or contempt.

17 3. I agree to submit myself to the personal jurisdiction of this Court in connection with  
18 any proceedings concerning the Protective Order.

19  
20 Dated: \_\_\_\_\_ By: \_\_\_\_\_

21 Printed Name: \_\_\_\_\_

22 Address: \_\_\_\_\_  
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